

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found within the start date letter.
Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/W0340/W/22/3312261

DETAILS OF THE CASE

Appeal Reference

APP/W0340/W/22/3312261

Appeal By

T A FISHER & SONS LTD

Site Address

Land to the rear of The Hollies Nursing Home
Reading Road
Burghfield Common
RG7 3LZ
Grid Ref Easting: 465940
Grid Ref Northing: 167490

SENDER DETAILS

Name

Not Set

ABOUT YOUR COMMENTS

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

Dear Sir / Madam,

I write on behalf of the Local Planning Authority as case officer on this refused application [22/00244/FULEXT] for the erection of 32 dwellings with associated works. This was refused by the Council last year and is now at appeal. Whilst a start date has been received, new information has recently come to light which necessitates the Council to review its position on the appropriate procedure for this appeal.

I wish to bring to your attention a recently determined and allowed appeal number APP/X0360/W/22/3304042 for an appeal into the erection of 49 affordable dwellings at Three Mile

Cross in Wokingham BC. That appeal site is in the same Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield as this current appeal site, and so they share a main issue. The Wokingham appeal was heard by way of a public inquiry.

In light of the Wokingham decision, and having regard to Annexe K of the procedural guide, the Council considers that an Inquiry is the appropriate procedure for the current appeal, as the following criteria are met:

- there is a clearly explained need for the evidence to be tested through formal questioning by an advocate (this does not preclude an appellant representing themselves as an advocate); or
- the issues are complex (for example, where large amounts of highly technical data are likely to be provided in evidence); or

It is the Council's view that given the clear national interest in the site at AWE Burghfield, being only one of three national nuclear operational sites in the UK, the implications of development resulting in population increase within the DEPZ must be fully understood by the Inspector. This will require formal evidence with cross-examination, including professional experts on public safety from the MOD and/or AWE. The appeal also raises wider planning policy implications necessitating formal evidence, relating to the Council's emerging Local Plan Review up to 2039 which is currently at Regulation 19 consultation.

We therefore request that the appeal proceed by way of an Inquiry. As a courtesy I have informed the appellants of the Council's request on this matter.

I look forward to hearing from you.

Michael Butler
Development and Regulation
East Area
WBDC
07769 725180
appeals@westberks.gov.uk